

EXHIBIT 6



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 11/15/2024

PROPERTY INFORMATION	
Folio	06-2228-012-0520
Property Address	12911 OLEANDER RD NORTH MIAMI, FL 33181-2316
Owner	CARLOS ACOSTA , LISSY MORALES ESPINO
Mailing Address	12911 OLEANDER RD NORTH MIAMI, FL 33181
Primary Zone	0900 SGL FAMILY - 1901-2100 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,126 Sq.Ft
Living Area	2,050 Sq.Ft
Adjusted Area	2,660 Sq.Ft
Lot Size	8,550 Sq.Ft
Year Built	2023

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,410,419	\$1,303,601	\$769,511
Building Value	\$904,400	\$0	\$138,860
Extra Feature Value	\$42,500	\$29,115	\$34,253
Market Value	\$2,357,319	\$1,332,716	\$942,624
Assessed Value	\$1,678,883	\$738,683	\$717,168

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$678,436	\$594,033	\$225,456
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,628,883	\$688,683	\$667,168
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,653,883	\$713,683	\$692,168
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,628,883	\$688,683	\$667,168
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,628,883	\$688,683	\$667,168

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Folio: 06-2228-012-0520

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Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone		PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1		0900	Front Ft.	75.00	\$1,410,419
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2023	3,126	2,050	2,660	\$904,400
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1981	1	\$19,200	
Patio - Brick, Tile, Flagstone			2023	1,240	\$13,640	
Dock - Wood on Light Posts			2013	420	\$9,660	

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Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0900	Front Ft.	75.00	\$1,303,601
BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.
1	1	9999	2,970	2,050	2,582
EXTRA FEATURES					
Description			Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1981	1	\$19,350
Dock - Wood on Light Posts			2013	420	\$9,765

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Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0900	Front Ft.	75.00	\$769,511
BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.
1	1	1955	1,897	1,897	1,897
EXTRA FEATURES					
Description			Year Built	Units	Calc Value
Wood Fence			1981	83	\$827
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1981	1	\$19,500
Patio - Terrazzo, Pebble			1981	960	\$4,056
Dock - Wood on Light Posts			2013	420	\$9,870

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FULL LEGAL DESCRIPTION			
28 52 42 PB 53-91			
VENETIAN SECTION KEYSTONE POINT			
LOT 7 RIP RTS BLK 18			
LOT SIZE 75.000 X 114			
OR 19195-2812 07 2000 1			
COC 22198-4612 04 2004 1			

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2021	\$100	32842-4664	Corrective, tax or QCD; min consideration
09/04/2020	\$100	32103-3881	Corrective, tax or QCD; min consideration
03/15/2019	\$869,000	31474-2316	Qual by exam of deed
04/13/2012	\$492,000	28080-3648	Qual by exam of deed
12/20/2011	\$366,729	27965-0073	Financial inst or "In Lieu of Forclosure" stated
07/22/2011	\$244,900	27788-1624	Financial inst or "In Lieu of Forclosure" stated
04/01/2004	\$575,000	22198-4612	Sales which are qualified
07/01/2000	\$335,000	19195-2812	Sales which are qualified
07/01/1985	\$155,000	12579-1028	Sales which are qualified
12/01/1970	\$32,000	0000-0000	Sales which are qualified

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